

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
July 17, 2006
*Amended***

Redevelopment Commission members present: Patsy Hoyer, Earle Nay, Sandy Pearlman and Larry Oates. Also in attendance: Mayor Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Josh Andrew, Bev Shaw, Charlotte Martin and Deborah Kervin of the Development Department, City Engineer Dave Buck, Tom Gall of T.J. Gall & Associates, Council member, Patti O'Callaghan and citizens and members of the media.

Ms. Hoyer called the meeting to order at 11:05 am. Were all the appropriate notices posted and/or mailed? Ms. Kervin answered yes they were.

OLD BUSINESS

Mr. Oates made a motion to approve the June 26, 2006 minutes. Mr. Nay seconded. The motion passed unanimously 3-0. Ms. Hoyer said is there any other old business at this point. There was none.

NEW BUSINESS

Mr. Oates made a motion to authorize the trustee to pay the claims that are submitted. Mr. Nay seconded. Ms. Hoyer said are there any comments?

Mr. Gall said we only have two claims; one is for the J. R. Kelly Company. They are currently doing the Tapawingo Park Plaza project. That project is very close to completion. Their work is essentially completed with a few pieces of work to do—some hand rail that we changed and the bollards that were going to separate the fountain area from cars and vehicles have been changed to planters to have some green space in that area. The bollard count changed and so they should be delivered in August. The planters should be delivered next week. The hand rail that goes up will also go up later this week. They're installing the actual fountain equipment—the sprays, the lights, all those things are going in now and are probably 80 or 90% in. They will require some recoating of the epoxy at the bottom of the pool after they drilled 40 or so holes in there to attach the lights. That epoxy takes three full days to cure in the sun; not under water. With that in mind, we will not turn that fountain on for *Dancing in the Streets*. Probably the start up and the testing and going through those several procedures to get it up and running will happen the following week. As far as being out of anybody's way, there shouldn't be a construction fence up around the site by the time that *Dancing in the Streets* gets here. If there is a fence, it will be just the same as it was for Taste of Tippecanoe, with full access to both ramps and that should be in fairly good shape.

Mr. Gall said the other invoice is for wood fence up along the Sagamore Park Center Trail which was put up this year.

Ms. Hoyer said is there any other discussion or questions? There was none.

Ms. Hoyer re-called the question. The motion passed unanimously 3-0.

Ms. Hoyer said the next item of business is a change order for our Tapawingo Park Plaza. Mr. Oates made a motion to approve the change order for Tapawingo Park Plaza dated July 7, 2006; change order No. 1. Mr. Nay seconded.

Mr. Gall (T.J. Gall & Associates, Inc.) said this is a net change order of +\$310 which completes the appropriation for that project. A number of items in their reinforcing revisions—you'll see the deletion of bollards and the addition of the tile planters and plantings for those. We've changed the handrail detail. We've actually saved about \$8,000 and made it a little bit simpler and a little more long-lasting. We've added some sealant work around the plaza that needed to be done so that when we're finished with this, hopefully, we'll have that plaza in pretty good shape and not in need of many other things to happen to it in the near future. The total \$310 is for a final contract buy of \$225,000, which is your appropriation cost.

Ms. Hoyer said is everyone in agreement? The motion passed unanimously 3-0.

Mr. Oates said that's judicious use of the monies back and forth to come up with the contract price. The work that I've seen out there looks absolutely wonderful. We should be proud of the work that's done at Tapawingo so far.

The next item of business is the Agreement for the Chauncey Square Area Redevelopment Project. Mr. Nay made a motion to approve the Proposal for Project Coordination Services on the Chauncey Square Area Redevelopment Project (with T.J. Gall & Associates, Inc.) dated July 12, 2006. Ms. Pearlman seconded.

Ms. Hoyer asked if there was any discussion.

City Engineer, Dave Buck stated that this is an agreement with Tom (Gall) to continue working on coordinating the utility relocation work, the Redevelopment Commission work, and the Chauncey Square development for getting the utilities underground; replacing some curbs and sidewalks at the appropriate times and that project is going to have several phases to it. They're going to be quite in depth and quite involved and so Tom (Gall) is going act as the liaison. He will be able to keep the city up to date with what's going on on a weekly basis with the Chauncey Square project; so when the utilities need to be relocated—they get relocated; when the sidewalk is safe to get replaced—it can be replaced. There will be some things that need to be put in temporarily, realizing that we will have to have something in place and then taken back out because future work is necessary. The later phase of this is also going to be getting ready for the city's project with the storm and the sanitary separation work.

Mr. Buck said we had to delay the bid on the storm and sanitary separation work. We pulled the bid that was out because of the feedback we were getting and the time of year. We talked more with Chauncey Square development folks and the timing of that project is not going to be harmed or delayed if our sewer work is not in place or in the ground until 2007. When we learned that, given the time of year that we would be letting that project—going into the fall with

Purdue traffic and congestion, knowing that we could wait until next spring—pulling that bid was a pretty easy decision to make. The contractors are not hungry for work right now is the feedback that we've been getting. So our bid wasn't going to necessarily be that competitive or that great. We were a little concerned about that feedback as well. That work would then start in spring of 2007 and be wrapped up by mid summer, July or August, at the very latest in 2007 to be able to provide the sewer capacity and the separation of the storm and sanitary lines as far as Salisbury south development. Mr. Buck asked if there were any questions about the agreement.

Ms. Hoyer said I need this clarified. Obviously, we need Tom (Gall) to do this. This is absolutely critical from many points of view. Is this a continuation of the things that you've been doing, or are we just refocusing? Mr. Gall said as the developer is able to finish his plans and decide some of the answers of how we're going to run these things aren't answered yet, we don't know exactly how big his foundations are, exactly where they're going to be, and when they're going to be placed. When they get those answers, we have to respond to the Verizon folks who have set themselves up as prime contractors. Ms. Hoyer said I know that we need to do this, has your other contract run out or are we just *substituting*? Mr. Gall said we don't have one. Ms. Hoyer said we don't have one at all? Mr. Gall said I'm working on it. Ms. Hoyer said good idea, great plan.

Mr. Oates commented the type of work that we're talking about here and the scope of work that's required really needs somebody onsite on a day to day basis so that when a decision is made, knowing what small projects that I've been involved in, if you don't have somebody there to make that decision, the project comes to a screeching halt and you're never going to get anything done. I think this is very critical for us to keep this going so the Chauncey Square area gets finished on time and we get the things that we need to have done for future development in that area put in place and done properly.

Ms. Hoyer said this significantly impacts the cost of this project; if it moves well. Mr. Oates said yes it does.

Ms. Hoyer asked if there were any other comments. Mr. Nay said Tom (Gall) do you know of any concerns right now other than the sewer delays to the project. Mr. Gall said we simply have to respond, I spoke to Andy Kingma last week. They were finishing up their final design details on the garage foundation to determine exactly where his structures have to go so that there's still room for us to get the pipe and things we need to put in place. We are continuing to work on that on a weekly basis.

Mr. Nay said you're not waiting on the utilities right now; the utilities are waiting on final plans. Mr. Gall said yes, Andy (Kingma) and I have had a couple of conversations where they wanted us to go. I said I can't put a couple hundred thousand dollars worth of pipe in the ground and then have you excavate and have them fall in the hole. Mr. Gall said we have to put those pipes in at an elevation that will be out of the way of the storm sanitary project in one—maybe two—different places.

Mr. Gall said another thing that is happening, this week or next, the gas main relocation is going on for this project. While Verizon's estimate has modified from their original \$130,000

to \$160,000 for their work, the gas line component went to \$0. This is a function of multiple developments all happening at one time; when the Chipotle Restaurant comes along they add load. Load goes into the calculation for what they'll charge to extend services between the Chipotle Restaurant and the services required for the Chauncey Square project. They were able to zero that out. Those are the kinds of coordinations that you get into when you have multiple things going on in an area. Mr. Nay asked what was that number originally? Mr. Gall said they had given me a preliminary estimate of around \$20,000+. Verizon's number is simply an estimate. One of the things that we are working very hard to do is to do encourage them to use Electricom in the underground work for their portion; which we don't have a final commitment on from them because we know that they tend to be much more competitive and we also want to use them to put in the pathways for the other two utilities at the same time. That is just an ongoing day to day type of situation.

Mr. Nay said did you say that Verizon is the prime contractor? Mr. Gall stated that it was initially thought we could go in and put in all the conduit and turn them over to Verizon and their upper level people said no, this is too big of a project and we will not relinquish control of the underground contractor. We would have been in a situation where Verizon would do their work, Cinergy would do their work in the same hole after Verizon backfilled it; come in and dig it back up and the TV people would come in dig it up again and put their wires in the same hole—which doesn't work very well. We've been put in a position where we need to coordinate with Verizon and continue to report the details. It is a day to day challenge.

Mr. Bauman said two things which we have touched upon before, but as a reminder, Verizon is the trunk line to their switching center. Mr. Gall said that is the main fiber optic line and it crosses the main that's being abandoned. It's a huge line that has to be relocated to go over their switching center behind the library. Mr. Oates said it's just as well that they're in charge of that then. Mr. Gall said that contractor will be working for them.

Mr. Bauman said the developer has purchased the last corner of that lot and so this project will involve the entire block. The good news with the entire block is when it's done, it's done.

Ms. Hoyer said is there any further discussion? Ms. O'Callaghan (Patti O'Callaghan, Council Member) said we're going to ask Tom (Gall) to repeat that estimate for Verizon. Their current estimate is about \$130,000. They have informed us that their own internal system developers had changed back to \$160,000. They had at that point run the line down the wrong side of Salisbury. It needs to be on the east side to be out of the way of the construction and they had an additional line crossing this construction that they'll need, so we're hoping that that will get better.

Ms. Hoyer said is there anything else? There were no further questions or comments. The motion passed unanimously 3-0.

Mr. Belter arrived.

Ms. Hoyer said we have other new business. Mr. Andrew said yes, we sent Resolution RC 2006-6 to you. Mr. Oates said the Resolution Authorizing the Release of Incremental Assessed Value? Mr. Oates made a motion to approve RC 2006-6 Resolution Authorizing the Release of Incremental Assessed Value and I do so enthusiastically. Ms. Pearlman seconded.

Mr. Andrew gave an explanation of Resolution RC 2006-6. This is for the KCB TIF. Actually, we have the ability to pass on increment or keep it. Normally we kept it. In this case, our consultant has done some calculations and said that we could pass through \$18 million of that fund to the adjacent, overlapping taxing jurisdictions and we do this decision on an annual basis. This is for 2007. Mr. Oates said to put into terms for those of us that don't see development day in and day out can understand. Basically, what we're doing is we're pulling incremental tax financing out of the district for this time in the amount of \$18 million and we're pulling that assessed value back out; and that money, instead of going into the TIF district, would then be disbursed back out to the underlying governmental agencies including the school board, the city government funds, the library fund, all of those funds.

Mr. Bauman said typically, because of the way property tax works, this would mean a slight reduction in tax rates and again that would be inversely proportionate to the size of the underlying taxing jurisdiction. This amount would be a very small impact on a smaller taxing jurisdiction. In any case the marginal impact would not be large. Mr. Oates said that from the Redevelopment Commission's standpoint, we're giving up this assessed value for a one year term; basically, going back to the taxpayers at that point and the other jurisdictional governments will need to make a decision as to what their tax rate and/or assessed values would be. We are, effectively, at this point, reducing the taxes for the residents of that taxing district dependent upon the movement of the other taxing districts. Mr. Bauman said yes, another way to look at it is an indicator of the success that you've had in fostering the development.

Mayor Mills said I just want to remind everyone that we had constantly considered changing the size of the TIF we're passing through. Because we have two outstanding bond issues we can't decrease the size of the TIF and we are locked in. This is a way to pass through that valuation and impact the other taxing districts.

Mr. Nay said can you explain how that figure was arrived at? Mr. Bauman said it was based on a recommendation from our financial advisors, Umbaugh and Associates, who have done all the calculations to support the two bond issues and they felt that with the obligations we had for payments on the bond issues as well as the current plan that it would be safe to pass through that amount. We could still meet those obligations and these other current plans.

Mr. Nay say what is the time table—the deadline for this action? Mr. Bauman said the deadline is the 15th which fell on this last weekend which means that it would still be timely on today which is the first business day after that deadline.

Mr. Nay said next year we might start earlier if we have the numbers? Mr. Bauman stated we were waiting for the report from them (Umbaugh and Associates). Mayor Mills said we asked them to look at the TIF districts probably six weeks ago, but as you probably know there's a great deal of activity in cities and towns because of the 2% Circuit Breaker that

legislature enacted last year. So they are literally swamped with other cities and towns asking them to look at financial matters, TIFs, the impact on the TIF, and the impact on the general fund from the Circuit Breaker. It has just taken this long to get back to us and we got the information on Friday. We wanted to have an answer this year, in the time frame that we could actually pass through something this year. If we don't do it today, we have to wait until next year to pass through any AV (Assessed Value) TIF.

Mr. Nay said the \$18 million is what percentage of the total in that district? Ms. Rhodes said \$179 million total. Mr. Andrew said there are three districts in there. Mayor Mills said and they're going to have to be spread. Mr. Nay said so it's somewhere between 5 – 10%, is that what I'm hearing?

Mr. Oates said I have two quick follow-up questions to that. What are the mechanics involved here as far as in the future, every year do we need to have a vote? Does it automatically come back, or do we have to vote to get it back? Mr. Bauman said we'll have to vote to pass it through each year and one of the reasons for that is the obligation of the plan under the two bond issues. We've got to ascertain that there is sufficient revenue to do this and not impair our ability to meet the payments.

Mr. Oates said under these two bond issues, are there upcoming projects that are on the horizon that we need to be aware of that needs to be funded? Mr. Bauman said yes, the major one coming up would be the annexation fiscal plan; the funding for the north fire station. Mr. Oates said as it stands right now, it appears we have enough funding to cover that project? Mr. Bauman said correct and looking further we'll eventually want to be looking at the reconstruction of Cumberland Avenue. The engineering department has determined that there are some failures there and that a more comprehensive engineering solution, than simply repaving, is appropriate. Mr. Buck said yes, we are negotiating currently with an engineering firm to do a preliminary engineering study and the public involvement phase on what Cumberland really needs to function as from a facility standpoint, not just the physical characteristics and quality of the pavement. We may need to go out there and just overlay with some asphalt in the near term. From a long term standpoint, 10-15+ years, as 231 is built to the west, as Cumberland is extended through the county, what is the existing end of Cumberland going to function as, and what do we need it to function as? As we go through that process this fall and the next year, we'll know better in terms of dollars and cents as well as the time line for potentially reconstructing Cumberland.

Mr. Nay said would both of those projects likely be bonded? Mr. Buck said yes based on the magnitude that we're talking about.

Ms. Hoyer said when would the fire station be beginning? Mr. Bauman said next year—spring. We'll be looking at issuing bonds and we'll have kind of a trade off in terms of getting far enough along, we'll have a good idea of what the costs are. The trade off is it's probably going to be better to issue them sooner rather than later in a rising interest rate market. Mr. Belter said is it less expensive to issue one bond to cover both projects as opposed to two? Mr. Bauman said except that we'll have a good idea of where we're going with the fire station several years before we're ready for Cumberland.

Mr. Buck said the range of Cumberland can be pretty significant. It's all over the board right now based on what could potentially be. The fire station time line is much more definite.

Mr. Bauman said Cumberland may end up being a multiple-phase project. Mr. Buck said yes. Mr. Bauman continued with one of the things we need to do, particularly for the Research Park or even to Yeager, is accommodate significant traffic volume if that becomes a thoroughfare; yes, I think probably the design work on some of the rest of Cumberland (to Yeager), okay, you don't want that to be a thoroughfare funneling traffic into a residential neighborhood. Ms. Hoyer said it's already pretty bad. Mr. Buck said there's a high school athletic field and there's an elementary school at the west entrance. On the very east end at the Saint Joseph addition at Soldier's Home Road—it's a little confusing at that intersection. We get several complaints on the existing part from Salisbury to Yeager and on farther west as to whether it's two driving lanes each way or just one. Is it parking? Is it a bike lane? The paint markings on the residential end on the east have worked out pretty well. We'll actually be discussing that next month at Traffic Commission to consider looking at that. I wasn't here when that commission met, but I understand the whole corridor was looked at that time. The part that got implemented was somewhat of a trial and error; "see how it goes" experiment, and for the most part it has gone pretty well. We'll discuss that at Traffic Commission and that may involve doing more paving, patching and band-aiding that we've been doing on Cumberland to keep it safe for motorists. The big picture, further out, we want to react appropriately so that we don't have an arterial through that neighborhood residential area on the east end.

Ms. Hoyer said okay so those would be our two projects that we will need two bonds and we have enough money to cover these bonds and then wait to get funds while they're started in 2007, it would definitely be before we're voting again so we've got that covered—at least that part. Then we would re-decide whether or not we wanted to pass through or could or how much we could, maybe some but not as much.

Mr. Nay said and the June draw was a little over \$1 million? Mr. Nay said again, the report can't tell us what the June 2007 draw would be with this AV (Assessed Valuation) reduction. Mr. Bauman said on the other hand you've got development going on as well. Mr. Nay said so it could be even more offset—offset quite a bit. Mr. Bauman said it would probably offset it at least some. Part of the problem is, the last time I checked the county assessor had not done the assessment for changes at the Ross Enterprise Center. We would anticipate that even half of that might be fairly significant.

Mr. Oates said what are the bond payments that we have to come up with annually? Mr. Bauman said I believe they are totaled on page 15—they're broken out on page 14 and totaled for both issues by year. Mr. Oates said so we're just over \$1,046,000. Mr. Bauman said yes. Mr. Oates said our half-year income on that TIF district is just over \$1 million by itself. Mr. Bauman said and often the first half is higher than the second. Ms. Martin said what they (the county) told us in March was to expect \$1,800,000 for the year from this district.

Mr. Oates said do we have a cost estimate on the fire station as of yet? Mr. Bauman said we would be dealing with the station and the equipment for the station. Our fire station expert

(pointing at Mr. Buck) has designed and built several of them. Mr. Buck said I have \$2.5 million, I think that is what we were talking about. Mr. Nay said and what are we looking at—about another \$1 million in equipment? Mr. Bauman said no, probably not that much—probably less than that. But fire trucks tend to be customized and cost more than pickup trucks. Mr. Buck said it's \$2.5 million, but please understand site work is substantial given that it's an undeveloped area and there's nothing out there—services. It is going to be located near the Research Park; there could be some aesthetics that are more expensive than just bricks and other things.

Ms. Rhodes said its \$179 million, so what is the estimate on the loss of income in this district that was done in order to be assured we have enough for the bond payments? So the numbers have been run, what are they roughly? Mr. Andrew said we have the dollar amount to reduce it, which is \$18 million. Ms. Rhodes said the amount that is the Assessed Value number. We must have the collection number because they couldn't have assured. Mr. Bauman said the tax rate is 2.0449, so you would take the \$18 million, divide by 100 and multiply by 2.0449 which will be about \$368,000. Again, they're obviously working from the existing rate which may change in minor amounts but that certainly is a very good order of magnitude. Mr. Belter said so in round numbers about \$360,000? Ms. Rhodes asked what is the title of that report? Mr. Belter stated it is called the Increment Financing Revenue Report dated June 30, 2006.

Ms. Hoyer said are there any other questions or comments? Mr. Nay said this is an important decision. I think just on principle, I support it. I realize the timing got away from everyone but in the future I hope we have more time to do this to make sure that we are making a sound financial decision. But from the looks of the balances and everything, my analysis is that we're okay.

Ms. Hoyer said yes, thinking about what would be the worst case scenario, things weren't going quite as well, we could probably still do the fire station but not the Cumberland project; but we would cover our bonds which is our main obligation. Even if there's some reservation, it would still be okay, that's my editorial comment.

Mr. Oates said the other thing is I look at it from this standpoint; it appears as if we are carrying some pretty good balances for this account and we're told already that the bonds payments are such that we can definitely cover them. In addition to that, if we're bonding out the fire station, and we're only talking about \$3-4 million the total cost on that bond issue; we're not talking about anything that's going to get over the total balance that we currently have in our account. In light of that, with a one-year give-back or flow-through on the assessment, I think that holding on to the balances as a governmental agency; I would rather push that money back toward the taxpayers. Whether or not they get any of it, is obviously up to the underlying taxing jurisdictions. At least I'd like to be on the side that's saying let's at least push it back; there's really no reason for us to hold on to the cash.

There were no further questions or comments. The motion passed unanimously 4-0.

Ms. Hoyer asked if there were any other items. Mr. Andrew stated I gave you all a copy of The Olathe News. Kansas University is developing a research park which is modeled on the

partnership we have with the University. We're referenced in the article. Mr. Bauman said the key issue is the success you've had in working with Purdue Research Foundation; the partnership with Purdue Research Park.

Mr. Nay said what is the progress report on the Tapawingo road extension? Mr. Buck said we met last week with the contractor. He has had his marching orders for just over a week from last Thursday. They have given us some initial unit prices and HNTB is reviewing those. They were able to get a verbal go-ahead on ordering some testing equipment that has a week or so lead time. There's about three weeks of setup before they actually start taking the sand out and scraping the dirt out and hauling it away. In the meantime, we have submitted some of this information to INDOT with some supporting data coming from the contractor to be sent off to INDOT in a change order form to get approval from INDOT so that we can tell him (contractor) to start in earnest now on the change order. We've agreed now to the method that we're going to go forward with; it's just approving the actual costs. We had estimated the total change order would be around \$1.4 million and the initial numbers are much less than that; \$1-1.1 million and we hope that they get even lower. We're hoping to get it under \$1 million—and that's total dollars—80/20 Federal.

Mr. Oates said do we have any other movement on the parking garage report? Mr. Andrew said we have, but we don't have the actual dollar amount. We have the square footage and the three estimates. We'll be getting the bids this week. Mr. Oates said okay, so at our next meeting we'll be ready to talk parking garage.

Mr. Gall said I have a couple of projects that I can update on. On Chauncey Square, as we appropriated funds and then we diverted a certain amount of that off to work on the Tapawingo project with the balance remaining in the appropriation, it looks like we should be able to get our wiring utilities relocated and we have about \$80,000 in contingency in that project as it stands right now. If the wiring utility project proceeds well and we don't run into underground issues that affects our pricing, we hope to be able to use that money for sidewalk, curb and gutter replacement that will be required. The new path of the Verizon line is down the east side of Salisbury from Columbia to somewhere mid-block. It's path is somewhere under the sidewalk. So we're going to have to do sidewalk, curb and gutter reconstruction this fall as soon as that gets done, because we don't want that to wait until next year. We'll see how that goes; we may need to come and look for an additional appropriation for some sidewalk work in the fall. I wouldn't expect it to be over \$50,000. It would be great if it would be none. At some point next year, we have sidewalk, curb and gutters, repaving, storm and sanitary project which you had initially talked about—you'll have to make the decision about having the funds and doing all that as that comes along for the 2007 budget. I just wanted to update you on where we were on that project.

Mr. Gall said about the Nighthawk Trail Extension; the original Nighthawk Trail ends at Sagamore Center. The concrete trail ends prior to the apartment complex and we have a preliminary design submitted to INDOT to extend that in asphalt—not concrete—to about the center of the complex. It would be about half on INDOT right-of-way and a portion on that private property owner. We are working with him and believe that we'll have an agreement with Consolidated Property and Ron Clark for an easement to have this trail go and connect. We did

submit a preliminary plan to INDOT. The person who would review that has now changed jobs and there is no one sitting at that desk collecting the mail. We have the design of this trail simplified as much as possible and to just flat out submit for a permit and to see if we can just get the permit to get it extended. What that would do, if we extended that piece of the trail up into that apartment complex, which by default makes a connection to the sidewalks all the way through on the other side. The hope would be to go all the way around the complex at some point and tie in the sidewalks as they proceed north or maybe even a crossing at the bridge. One of the very early concepts on the Sagamore Parkway study was that one of the safest places we could connect to go across, although not terribly handy to a lot of people, is at the bridge. It's the only place where you can cross where you don't deal with cross traffic at this point. And this is moving in this direction a little piece at a time as we can do it. I do expect to come for an appropriation in the neighborhood of \$50,000 next month from the Sagamore TIF to be able to proceed with that project.

Mr. Gall said the lighting project is somewhere 50-70% complete with the underground portion. We should see Electricom /TransTech this week begin to put in light pole foundations. Their subcontractor, Milestone, will begin putting curb and gutter in the intersections where required, at Win Hentschel and at Cumberland. You will see Milestone, on behalf of Electricom, you will see them cutting, cleaning and putting back the section of trail which has been missing for a little while since that unfortunate boring through the gas line. That is actually being pursued; we just want it to be done correctly one time. We are working with the pole manufacturer for the banner arm change in specifications to match up better with the rest of the banner arms around town already. We've been working on submittals to ensure that that's going to happen, recovering from that change in specifications, but it seems to be going okay.

Mr. Gall said another project that we've been working on is the median planting. We have been working with contractors and doing budget exercises to try and determine if the project we were envisioning could be afforded rather than throw it out to the market and bid it. We are thinking that it is about \$150,000 project--\$50,000 of which comes back from INDOT once we spend it. We have a grant from INDOT, to replace that—which leaves you in the KCB district with a \$100,000 payment for that project. We would like to get that done. A number of the trees are spring planting trees because of their nature—a lot of them are shrubs that can be done this fall. We're trying to figure out how to contract that in a way that keeps the cost as low as possible and we may have to do part of the work now and part later. Parks will now be taking that space over. As soon as the City plants trees, it becomes park land to maintain and mow and so Joe Payne (Superintendent of Parks) has agreed to step in and help push that project through and figure out how we're going to get it done.

Mr. Gall said we're not doing much with the gateway signs. We're trying to get the lighting done, the median plantings done and then try and figure out what can be done—what can be afforded. The State gave us our permit, but it was so completely contrary to what we'd asked for—it didn't make any sense. Mr. Oates said does it look like the gateway sign is going to happen now at the Win Hentschel site? Ms. Shaw said I think we can safely pursue that now, but the INDOT permit that came back basically said that it can't say *Sagamore West*, but must say West Lafayette. We need to go back through the redesign process on those plans and see how we can make a happy medium with them; unfortunately it's with the "empty desk". Mr.

Gall said as far as sign size and location, they've (INDOT) pretty much rejected everything we've really wanted to do. Ms. Shaw said we have to get someone in that position to work with and as Tom said he's been focusing on these other things. Hopefully, the banners down Sagamore West will help to bring in in the meantime, and we can move forward on the gateway redesign. Mr. Gall said it's exciting that we're able to get this lighting project done from one end to the other and not do a piece at a time. By fall, we can come and have lights burning and banners up and have completed that piece of the work.

Ms. Rhodes said have you received the SEC disclosure information from Umbaugh for all of the Redevelopment Commission bond issues? Ms. Martin said not that I'm aware of. Ms. Jan Myers (citizen) said on behalf of myself personally and many neighbors who are all looking forward to the universal access on Indian Trail, I would ask that City Hall be accessible in the evenings. Every evening meeting I've come to, the doors are locked, and the blue entrance button doesn't work. Mr. Buck said so it's the right side that's locked. Ms. Myers said it's the blue button and I brought up the point about phase II Clean Water last time. I did reread the schedule and guidance for people on all their recycle and I noticed that they carefully used the word curbside. I believe some rewriting there and some proper pictures would cause people to stop putting things out where the storm water takes it to the sewer.

Ms. Hoyer said thank you. Before we adjourn, let's double check our next date. Our next meeting is on the August 21st at noon, and September 18th at noon.

Mr. Oates made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 11:48 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/djg